

004.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

989,100 / 989,100

USE VALUE:

989,100 / 989,100

ASSESSED:

989,100 / 989,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
65		MAGNOLIA ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	IVERSON RALPH B
Owner 2:	WHITMORE JANE P
Owner 3:	

Street 1: 65 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: IVERSON RALPH B -

Owner 2: -

Street 1: 65 MAGNOLIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Vinyl Exterior and 2335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	80.	0.83	1									528,000						528,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8000.000	453,700	7,400	528,000	989,100			
Total Card		0.184	453,700	7,400	528,000	989,100	Entered Lot Size		
Total Parcel		0.184	453,700	7,400	528,000	989,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	423.64	/Parcel: 423.6	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,700	7400	8,000.	528,000	989,100	989,100	Year End Roll	12/18/2019
2019	101	FV	334,400	7400	8,000.	561,000	902,800	902,800	Year End Roll	1/3/2019
2018	101	FV	334,400	7400	8,000.	409,200	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	335,500	7400	8,000.	356,400	699,300	699,300	Year End Roll	1/3/2017
2016	101	FV	335,500	7400	8,000.	303,600	646,500	646,500	Year End	1/4/2016
2015	101	FV	316,500	7400	8,000.	297,000	620,900	620,900	Year End Roll	12/11/2014
2014	101	FV	316,500	7400	8,000.	244,200	568,100	568,100	Year End Roll	12/16/2013
2013	101	FV	316,500	7400	8,000.	232,300	556,200	556,200		12/13/2012

Parcel ID 004.0-0008-0008.0

!485!

**PRINT**

Date 12/10/20 Time 16:16:20

**LAST REV**

Date 09/13/17 Time 12:02:13

apro 485

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVERSON RALPH B	55351-49		9/10/2010	Convenience	10	No	No		
HART DAVID M/ET	43316-381		7/19/2004	Partial Ints	700,000	No	No	INCLUDES LOT9	
O'CONNOR MARION	25835-114		11/21/1995		187,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2017	139	Solar Pa	2,688	C				
10/6/2010	2095	Manual	14,858					install doors/stor
3/21/2008	266	Redo Kit	10,100		G9	GR FY09		
4/24/2006	294	Wood Dec	38,212		G7	GR FY07	3RD FLR HEADROOM /	
4/27/2004	292	Re-Roof	4,790				LEFT SIDE OF ROOF	
2/5/1996	22		10,000				REM/KIT ADD 1/2 BA	

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
7/7/2005	OWNR INFO	BR	B Rossignol
3/9/2005	Permit Visit	BR	B Rossignol
5/4/2004	Inspected	BR	B Rossignol
11/12/1999	Inspected	256	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



